



Town of Eddington

906 Main Road Eddington, Maine 04428

PLANNING BOARD

February 22, 2010

6:30 p.m.

MINUTES

CALL TO ORDER: Meeting was called to order at 6:30 pm by Bill Najpauer of Renaissance Planning Associates.

ROLL CALL: Members present were Henry Hodges, Frank Higgins, Tom Vanchieri, Susan-Dunham Shane, Jeff Thurlow, Russell Smith, Bill Najpauer and Sara Flaks. Charles Norburg, Gretchen Heldmann and Gary Poisson have excused absences.

NEW BUSINESS: This meeting is an ordinance workshop with Renaissance. The Board reviewed Chapters 7 through 10 of the First Zoning Draft.

These are some of the discussion items:

703.1 after requirements add "including minimum lot size"

703.2, 703.2.1 and 703.2.2 – remove

703 – Will become "Primary Dwelling and Lot Size"

704 – Add - will be "Accessory Units". (remaining sections renumbered because 704 added) The rules of this section will be specified to include: 1. To allow attached dwelling units as long as they meet all setback requirements except lot size. (800 square feet, 1 accessory unit per lot size, not conveyed separately, and attached or part of the primary dwelling.) 2. A detached building is permitted if it meets all requirements including minimum lot size.

706.2 - Add "Light emanating from any of the fixtures shall not exceed (X) at the property line or the height of fixture is a ratio from the property line." Recommend 0.5 footcandles at the property line.

708.1 – change "50" to "45" (Noted that may want to include something like this in the Windmill Ordinance.)

709.2.1 and 709.3 0 Change "certified check to "cashiers check" Russell will check with the bank on the difference between the two.

802.2.7 – Add "and shall comply with new law #."

802.1 – Something will be added to the last sentence to address preventing water runoff to abutting property.

802.2.6 – Change "city" to "town"

803.4.1 – Remove "are" and change "require" to "requires"

803.4.2 – Change "there" to "their"

804.2 – Add two-pit rule

804.1 – Remove the "All plumbing shall" sentence

804.4.2 – Remove the second 4, should be 804.2

If a water line is close, they should have public water for their residence and fire protection. Add applicability that when available, within 500 of a line, it be installed at the expense of the

Developer.

808.1.1 – Add “Preservation” after “Maine Historic” and before “Commission” in the first sentence.

809.1.3 – Change to 809.1.2.1 and change 809.1.4 to 809.1.2.2

Common Driveways of two or more dwellings must have a street name

902.6.7 – Change “Road Commissioner” to “Selectmen”

Subdivision Roads will need Fire Chief approval.

902.6.12 – Remove “to” before according in second sentence

902.6.13 – Change “strip” to stripe and add “all new development and major roads”

902.6.14 – Change “35” to “45” and “25” to “35” miles per hour

902.7.1 – Road Construction Standards Table changes:

Roadway crown – Major Road to 2%, Local and Rural Road to 3%

Minimum centerline radii on curves – Major 200’ to 350’, Local and Rural 200’ to 250’

Remove second Minimum center line radius

Remove second Minimum shoulder width

Change Minimum grade “with” to “within”

902.7.2 – Road Construction Materials Table changes:

Base Course Local and Rural Roads from 3” to 6”

Surface course for a gravel road – Major Road N/A, Local and Rural Roads from 6” to pave or 4” gravel

Surface course for a bituminous surface – Major Road from Base 2 to 2 ½ and Surface from 1 ¼ to 1 ½

902.8.4 – At the end of the last sentence add “as deemed by the Road Commissioner”

902.12.2 – Add “This report shall include sieve analysis and compaction testing.”

902.13.1 – Change “my” to “may” after A road

Bill will put the parking standards in a table

They will address sidewalks in a subdivision later

OTHER BUSINESS: The next meeting with Renaissance is Wednesday, March 3, 2010. They will continue in the Zoning Ordinance starting at Chapter 10, page 38.

The Board will meet on Thursday, February 25, 2010 for a Windmill Workshop. Russell passed out copies of the Jackson Windmill Ordinance, which just recently passed. Tom Vanchieri did research over the weekend and shared his findings with the group. He has printed off some of the information which will be copied for the members that want paper copies and the website links will be emailed to the Board members also. He would like to see the setbacks increased back to Dixmont figures or even higher. Everyone was also given a copy of the email from the Dixmont Board member explaining their reasoning for their setback amounts.

ADJOURNMENT: Motion to adjourn at 9:00 pm by Tom Vanchieri, Jeff Thurlow 2nd All in favor.

Respectfully Submitted,

Denise M. Knowles